FROM

MILITARY OCEAN TERMINAL, BAYONNE TO

PENINSULA AT BAYONNE HARBOR The Bayonne Redevelopment Story



Nancy Kist, Esq., Executive Director



Wanda Chin Monahan, Esq., Partner



Joseph P. Baumann, Esq., Partner

Bayonne Local Redevelopment Authority



Former Military
Ocean Terminal
Bayonne (MOTBY)



Now known as



Timeline

-1995 MOTBY PUT ON BRAC LIST

-FALL 1999 - FLAG LOWERED & BLRA SIGNS MASTER LEASE

-EARLY 2000 - BLRA SIGNS 1st INTERIM LEASES (Dry-dock & Commuter Parking)

-JULY 2001 BLRA & ARMY SIGN MOA FOR NO-COST EDC TRANSFER



Timeline

- 7 SEPT 2001 BLRA & ARMY SIGN ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT (ESCA)
- 28 SEPT 2001 BLRA & ARMY SIGN DEED TRANSFERRING 70% OF THE PROPERTY PURSUANT TO FOST
- DECEMBER 2002 BLRA & ARMY SIGN DEED TRANSFERRING 30% OF PROPERTY PURSUANT TO FOSET



Timeline

- CALENDAR YEAR 2003 ENVIRONMENTAL CLEAN UP BEGINS
- DECEMBER 2003 BLRA SIGNS LOI WITH ROYAL CARIBBEAN
- SEPTEMBER 2005 CLEAN UP COMPLETED
- 2006 BLRA OBTAINS NFA/CNS FROM NJDEP
- BLRA PRESENTLY WAITING FOR RELEASE OF CERCLA COVENANTS BY ARMY



HOW DID WE GET HERE? COLLABORATION

- Elected Official
 - Local Mayors and Councils
 - State Assembly and Senate Members
 - Federal Congress Members and Senators
- State Department and Agency Representatives
- Army and Department of Defense Representatives in Transfer Process
- Community
 - Civic Leaders
 - Residents
 - Public Interest Groups
- ✓ Hold regular meetings
- ✓ They all have roles to play
- ✓ Keep them informed
- ✓ Active participation in transferring process

BRAC Methods of Conveyance

- PBC (Public Benefit Conveyance)
- EDC (Economic Development Conveyance)
 Cost vs. No Cost EDC
- Negotiated Sale
- Public Sale/Auction
- Conservation Conveyance
- Early Transfer

DUE DILIGENCE

- KNOW THE PROPERTY CONDITION
- KNOW THE ENVIRONMENTAL CONDITIONS EFFECTING THE PROPERTY
- KNOW THE RESTRICTIONS IMPOSED BY ARMY OR OTHER REGULATORY BODIES

UNTIL YOU KNOW THESE THINGS YOUR PLANS ARE A BEST GUESS

RE-USE AND REDEVELOPMENT PLANNING

Planning Documents

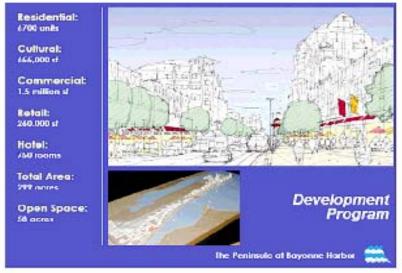
Master Plan

Traffic Studies

Site Remediation Requirements

Infrastructure

Environmental Planning







FUNDING REDEVELOPMENT

GRANTS

- Office of Economic Adjustment
- Federal and State Program

REVENUES

- Interim/Long Term Leasing
- Granting of Redevelopment Rights

PUBLIC FINANCE

- Bond Financing and Infrastructure related _____ and projects
- Revenue Allocation Bond Financing
- Revenue Allocation District
- NJEIT

REDEVELOPMENT CASE STUDY CAPE LIBERTY CRUISE PORT

- Late Summer-Early Fall 2003 Royal Caribbean Cruise Lines Visits Bayonne
- December 2003 Royal Caribbean and BLRA sign Letter of Intent for Cruise Port
- May 2004 Cruise Port Opens

CHALLENGES

- DREDGING REQUIRED
- BERTH REPAIR REQUIRED
- UTILITIES EXTENSION TO BERTH
- CONVERSION OF WAREHOUSE TO PASSENGER TERMINAL
- CREATING ADEQUATE PARKING
- CREATING ADEQUATE INGRESS/EGRESS
- PERMITTING REQUIRED
- PAYING FOR IT ALL

Fast Facts

-2ND Largest cruise port in Mid-Atlantic & Northeast States (passenger volume).
-Based on Guest Satisfaction Ratings
Cape Liberty ranks #1 for Celebrity
Cruises & in the top 3 for Royal
Caribbean against all ports-worldwide



	<u>2004</u>	<u>2005</u>	<u>2006</u>
Ship Calls:	<i>48</i>	65	75
Passengers:	238,000	<i>302,000</i>	315,000
Bags Handled:	348,000	1,044,800	1,250,600

Each cruise ship call accounts for about \$1M+ in positive economic impact for the region www.capeliberty.com

5 SUGGESTIONS FOR NEW LRA's

- SELECT COMPETENT STAFF & PROFESSIONALS WHO KNOW BRAC
- GET TO KNOW THE PHYSICAL PLANT & ITS STRENGTHS AND WEAKNESSES
- BALANCE PLANNING OBJECTIVES AGAINST SITE REALITIES
- TREAT FEDERAL, STATE AND LOCAL OFFICIALS AS PARTNERS IN REDEVELOPMENT
- REMEMBER YOU'RE NOT ALONE

www.bayonnelra.com

Good things happen if you plan wisely and can react quickly to opportunity

